ose estate, houses 210-212 West 28th must be sold. Particulars address G. B. WART, Attorney, 340 Putnam av., oyn, T 19th, between 7th and 8th, 5 story ement with store; 15.5x100; price 10. Brokers protected. RYAN & CO., ST 15th st.—4 story, basement, 15 rooms th; lot 20x103; price \$18,000; terms. DU S, 155 W. 14th. , loo W. 14th. https://dx.doi.org/10.1000/10.100/10.1000/10.100/10.1000/10.1000/10.1000/10.1000/10.1000/10.1000/10.1000/10.1000

605 FIFTH AV.

FINEST SIX STORY, 25 FEET BUILDING, BEST LOCATION, WITH-IN 12 MONTHS PROPERTY WILL BE WORTH AT LEAST 25% MORE THAN PRESENT PURCHASE PRICE, INQUIRE F. W. BRUNSWICK, FITZROY 3727 OR YOUR OWN BROKER.

EXCEPTIONAL OPPORTUNITY by on 3d av., near 193d st., 5 stor stores; 4 threes on rents \$5,000, low; terms to suit; prices. D. KEMPNER & SON, INC., 522 5th av. Murray Hill 4018. T 60°S, attractive houses for sale of se furnished; also superb 5th av. dwell-sumptiously furnished for lease half b. SHERWOOD, 17 W. 44th st.

value. SHERWOOD, 17 W. 44th st.

PARK AV.—Corner 4 story private residence in the eighties; bargain; torms; possession WOLFE & CO., 200 Broadway.

SECOND AVENUE CORNER, Plot 80x100, possession; Price \$125,000.

FOLSOM BROS., INC., 127 E. 34th St.

107TH ST. EAST—4 story dwelling; substantial building; no leases; \$10,000, terms.

PEPE, 40 WASHINGTON SQUARE.

2.110 FIFTH AV., southeast corner 130th St.

A 3-story and basement dwelling, on lot 20, ft. 5 in, by 110; possession Oct. 1.

Price and terms reasonable.

d st.

MSTERDAM AV. corner, below 86th st., 5
story flat, with stores (27x100); rent
,000; price \$65,000; terms to suit.

FORTER & CO., 159 W. 125th st.

BARGAIN.

must sell, going to Europe. 8 story apartment house, south 110th st., de; size 75x100; rentals low, \$26,500; s; price \$138,500; cash \$25,000; KEMPNER & SON, INC., 5th av. Murray Hill 4015.

BARGAIN.—near Mount Morris Park West, 122; high class dwelling, 3½ story, 11 rooms, parquet floors, hardwood trim. CHARLES METZGER, 28 East 128th. EXTRAORDINARY bargain, triple flar near Manhattan av. (1620), rent \$5,100. GOOD INVESTMENT.

West 122d st., near Broadway-6 story elentor apartment, 50x100; price \$85,00; rental
16,000; cash required \$14,000. GOODWIN &
DODWIN, 250 Lenox av. Phone Harlem

GARAGE, 41x100.5, located West 70s; suitable commercial use or live storage; price 505,000; casy terms, immediate possession.
EDWARD SAMSON, 130 William st., New Jork city. Phone 1750 Beckman. X AV. corner, below 125th st. (size 25 4 story and basement, 18 rooms; le for business alteration; price \$37,-erms to suit. ORTER & CO., 159 W. 125th st.

ON WEST 17TH ST.
between Columbus and Amsterdam ava
Cheautiful dwelling block), for sale—A four
story, basement and cellar, high stoop, stone
front, 19 feet, private dwelling, with extension; in perfect condition; redecorated and
painted; parquet floors inroughout; new
steam heating plant; a home of beauty and
a joy to the occupant; with or without furfilture; immediate possession.
flutre; the mediate possession.

State of the columbus av. (76th st.) Schuyler 8569.
RIVERSIDE DRIVE, lower 80's, 20 foot
front, deep lot. 4 story and basement, 12
reoms, 3 baths, hot water heat, fire escape;
price \$50,000; reasonable terms.

WOOD, DOLSON CO.

Broadway and 80th st.

Schuyler 1100
SELL long term lease on garage and 4 story

g term lease on garage and 4 story oft building. West Elde; automobile showing about \$5,000 annual profit; \$12,000 cash. WOLFE & CO.

nadway.

tory, 75x100, elevator, upper West
good terms and price reasonable;
ne sold to settle partnership. DISNG, M 1436 Herald, Harlem.

TTLE AN ESTATE, choice 25 foot
story dwelling, with dining room ex19 rooms, three baths; beautifully
led; close to Central Park West, in
i; for sale at less than assessment. than assessment. West 72d st. Coetric lights, 2 baths, parquet lib 8 \$21,000; terms to sult. PORTER & CO., 159 W. 125th st.

GAILLARD & CO. GAILLARD & CO., 2299 Broadway.

BUY YOUR OWN HOME.

78th, 322 W.-My fine modern 5 story Amerjean basement dwelling, 14 rooms, 3 baths;
uncocupied; 439,760; small payment; rest
under \$4,800. Caretaker, afternoons, 314 story dwelling, West 115th st.; \$2,000 cash required. SHARUM, 170 Bway. story and basement, W. 90's, 20x100: 3 baths; possession at once; price \$18,000, cash required \$3,000. COUGHLAN & CO., INC., 200 W 724.

INC., 200 W 724.

# story and basement, W, 75d st.; parquet, electricity throughout; 14 rooms, 4 baths; perfect condition; vacant; 85,000 cash required. COUGHLAN & CO., INC., 200 W 724. story dwelling, 41 West 97th st.; immediate peasession. SHARUM, 170 Bway. peaseasion. SHARUM, 170 Bway.

\*\*Story American basement dwelling, close
to 86th st. and Riverside Drive: 18x100:
24 rooms, 3 baths; electric light, parquet
floors, steam heat; possession to suit; asking \$42,000; any reasonable offer considered.
WOOD, DOLSON CO.,
Broadway and 80th st. Schuyler 1109.

20 FOOT PRIVATE DWELLING.

d stories, 14 rooms, electricity, parquet floors and extension; possession; price \$24,000; near our office. GOODWIN & GOODWIN, Lenox av. and 123d st.

WIN, Lenox av. and 1236 st.

TOTH ST., W., near Central Park West, 4 story and basement, 20x100, very high class Gwelling, 14 rooms, 3 baths, electric light, parquet floors; immediate possession; worth investigation; price \$37,500.

Broadway and 89th st. Schu-ler 1100.

BSTH ST., W., near Park, 71x100, 4 story and basement, 13 rooms, 4 baths, parquet floors throughout, rear fire escape, interior telephone, beautiful condition; immediate possession; asking \$35,000.

Broadway and 80th st. Schuyler 1100.

Broadway and 80th st. Schuyler 1100.

1819,000

for four story 18 foot house, West 90s; 12 rooms, two baths; possession 60 days; casy terms; must sell.

174 West T2d st. Columbus 280, 174 West T2d st. Columbus 280, 185 W. 68th—Sale or rent, 14 rooms, 15 baths, slectric light. Call to-day between 8-4 o'clock.

SOTH STREET, 304-306 WEST.

For sale only, reasonable price and terms, two four story and basement vacant connecting dwellings, 40 ft. frontage, containing 14 rooms and i baths; electricity, parquet floors and modern plumbing; suitable for building plot, sanitarium, school or high class rooming house; seen any time; caretaker on premises.

premises.

HOUGHTON COMPANY,

174 W. 72d st. Tel. Columbus 280.

Washington Heights, Above 125th St.,

West of 8th Av.

DWELLING on W. 182d st., three story, 10

rooms, tiled bath, electric light, parquet
floors; immediate possession; price \$14,000;
sasy terms.

FORTER & CO., 159 W. 125th St. 17,000; terms. 530 W. 148th.

HIGH class residential modern privace house near Broadway; possession. 556 W. 130th.

PRIVATE dwelling, excellent restricted neighborhood light on 3 sides, 3 stories, 9 rooms, 5 baths, electric light, hardwood fhora, wainscoted dining room; immediate possession. DUFF & BROWN CO., 1715 Amsterdsm sv., or A. C. HOFFMAN, owner, Room 476, Woolworth Building.

CITY REAL ESTATE.

FOUR LOTS ADJOINING FORT WASHINGTON PARK: LARGE APARTMENT HOUSES BEING BUILT IN NEAR VICINITY; VALUE \$10,000 EACH; WILL SACRIFICE FOR QUICK DISPOSAL AT \$1,500 EACH. PHONE FITZ ROY 3727.

THREE story, 1, 2 family, detached, large, light rooms: days' work construction owner, 468 W. 167th. Evenings.

120 ST. NICHOLAS AV.,
Near 146th Street,
to story altered dwelling, 3 rooms, based the story altered dwelling, 3 rooms, based the story are seen floor; second flow vacant; rents \$3,060 without second floor; price, \$25,000.

28 FT. 5 STORY NEW LAW, located West Harlem; steam, bot water; rents low: \$6,523, price \$37,000. RYAN & CO., 142 West 125th. 150TH, 511 W.—4 story stone private dwell-ing, arranged two duplex apartments, each 8 rooms, bath; modern improvements; full possession; \$18,000. REED, Audubon 0389.

uyten Duyvil and Riverdale, Above Harlem River.

NEW 2 family house, overlooking Van Cortlandt Park; tax exempt; 5630 Newton av., Riverdale, near Broadway and 256th st. Tel. Kingsbridge 3163W, OLSON.
238TH ST., 417, West of Broadway.—Brick and stucco Colonial residence, 6 room, bath, sun parlor, fireplaces, parquet floors; also garage; modern improvements; location ideal; plot 100x100. OWNER, premises.

BROOKE & GEORGER, INC.

29 West 34th st. Phone Fitzroy 1880.

A SAFE INVESTMENT.

\$15,000 cash will buy 12 story fireproof office and loft building, near Broadway; rental \$38,640; about \$1.35 per square foot; long term mortgages. SLAWSON & HORBS, 162 West 72d st.

OUR greatest bargain, 6 room brick, all improvements: \$6,000; half cash. EDFOLEY, 203 West 14th. Chelsea 3556.

FIREPROOF loft building near Broadway for \$25,000 cash: rent \$21,150; first mortgage 5 per cant. 5 years.

SLAWSON & HORBS, 162 WEST 72D ST.

FIVE story single flat, near Mount Morris Park; hot water, steam heat, electfic lights; 8 room apartments; rental over \$4,000 per annum; price \$22,000; requires \$5,000; possession one apartment November 15th MULVHILL, 110 East 125th.

FURNISHED room house, 17 rooms, 6 baths.

Subway Bidg., 181st cor. St. Nicholas av. IN the 80°s, 3 story and basement, 11 rooms, 2 baths, electricity, newly decorated; price \$22,000; immediate possession; occupied by owner. CHAS. K. CLISBY & CO., 129 W. 724 st., Columbus 1718. 22d st.; Columbus 1:18.
Filtiple story dwelling, 10 rooms, 2 baths;
Filtiple story dwelling, 10 rooms, 2 baths;
Filtiple story decided to the story decided to the story decided to the story elevator apartment house; rents
6 story elevator apartment house; rents 6 story elevator apartment house; ren \$21,000; price \$110,000; cash require \$12,000. COUGHLAN & CO., INC., 200 W 4 story and basement, west side, 16 rooms 2 baths ideal for rooming; price \$17,000 cash \$3,000. COUGHLAN & CO., INC., 200 W. 72d.

ATTENTION: DO YOU LOVE A PRETTY HOME IN PRETTY SPOT, where you can enjoy pretty grounds, lawns, shrubbery, brick and frame house, large porch, rooms, open firepiaces, staircase, parquet floors, 2 bath rooms? Hours vacant; immediate possession.

Open To-day and Daily.

ATTENTION!—OPEN TO-DAY.
The pretty tapectry new brick corner hou and garage at CONCOURSE, northeast coner 200th et.; nine large rooms, three bat rooms, but water heat, electric light and it

WEST END avenue corner; large dwelling with immediate possession for \$55,000; principals. SNOWBER & CO., \$800 6th av., principals. SNOWBER & CO., \$800 fth av., principals. SNOWBER & CO., \$800 fth av., principals. SNOWBER & CO., \$800 fth av., \$25th at., between VIREO AV. AND MARWEST side dwellings for sale. M. H. THA AV., BRONK, and see the best brick to the principal of the pri

ATTENTION!—CONCOURSE BARGAIN.
Two houses, 70x100 feet,
three garages, near 200th st.
Price \$45,000, Will sel separate.
Call to-day.
O'HARA BROS., 200th st. and Webster av

Corner, pretty house, on terrace; 12 large rooms, hot water heat, electricity; 2 car garage; price \$25,000;

IMMEDIATE POSSESSION. Call to-day. O'HARA BROS., 200th st. and Webster Av.

ATTENTION! YOUR CHANCE to make money; buy choice block 220x100 feet, 2 corners, 4 houses, garage; fast growing section Bronz. Proc \$90,000; terms arranged.
O'HARA BROS., 200th st. and Webster av

ATTENTION !

HUSINESS men, here is your chance to buy private nine room houses on street for business and home; price while they last, \$13,500 each. Call to-day, between 11 and 3 o'clock. O'HARA BROS., 200th et. and Webster av.

ATTENTION! PRETTY HOUSE, high location, 300 feet east from Van Cortlandt Park, 10 minutes to subway, 86 East 236th 8t.; 11 large light rooms, batirooms, steam, electricity, 2 porches, 2 car garages, steam, electricity, 2 porches, 2 car garages, large plot, ready to occupy; open to-day; bargain for quick buyer.
C'HARA BROS., 200th st. and Webster av. ATTENTION! OWNER LEAVING CITY offers for quick male, 15 room, 2 family house, 40x100 fest, nice residential section, Immediate possession, Call to-day for permit.
O'HARA EROS., 200th st. and Webster av.

Choice building plots in the best section of Fordham, taxpayers, apartments and large private residences, with terms arranged.

CITY REAL ESTATE.

Bronz.

State MUST SELL

So lots at transfer point on Southern Boulevard, ripe for stores, showrooms and apartments; very low price and attractive terms; immediate action necessary.

D. KEMPNER & SON, INC., 522 5th av. Murray Hill 4015.

FORDHAM ROAD AT JEROME, Never Before Offered.

Never Before Offered.

Now on the Market.

Corner (6) lots; palatial residence; 1 block from this office; \$42,000. Terms, DOUGLAS-GETTELL, 6 W. Fordham road, Fordham 6214.

FOR SALE—GREAT VALUE. 2755 Decature.

FOR SALE-GREAT VALUE, 2755 Decature av., Bronx: tax exempt; new brick Colomai dwelling; 8 large rooms and bath, latest improvements, finest construction, exceptional light and closet space; ateam heated garage; \$14,500; terms reasonable.

FOR SALE-Fine 2 family frame dwelling, located at 1040 Tiffany st.; 11 rooms, modern improvements. For full particulars apply to JOHN JORDAN & SON, 336 Pearl st. Tel. Beekman 1732.

GRAND CONCOURSE CORNER.

12 room house, price \$25,000. E. OSBORNI
MITH, Jerome and Burnside avs.

poculators' opportunity; price \$10,000.
PORTER & CO., 159 W. 125th St.

HIGH class 1 or 2 family houses, garage; finest section of University Heights; all modern improvements. Fordham 7855.

MR. INVESTOR, are you interested in a bargain? If so, get in touch with us before the sun goes down. We have for sale a 20 family new law house, consisting of 2-4 and 2-5 room apartments; electric light in hall; house is in excellent condition; owner lives out of town and is anxious to sell; will positively accept a reasonable offer. Principals only. MORGAN, 2161 7th av. Telephone Mormingside 2725.

MUST BE SOLD.

High class 5 story apartment house near Concourse, 45x100, one 5 and three 4 room apartments, all latest improvements. Morigage \$30,000, 5 year bank; rents \$11,040.

SCHWAB & CO. 539 E. 169TH.

MUST BE SOLD.

Four story new law apartment house 2 five room apartments.

Rents \$4,200; terms to suit.

E. S., 539 E. 169th st.

PLOT, 109x100, Decatur av., near 210th st., subway, elevated and trolley; \$16,000.

KELLOGG, Owner, 695 Macon st., B'klyn.

PLOT 50x100, University av., Bronx; \$3,500.

Easy terms. M. M., 1358 Broadway.

PLOT, corner 176th and Walton; 50x100; price, \$18,000. FORSTER, 724 8th av.

SEVERAL fine lots for sale on 23ist st., near Rarpes av.; price \$1,200 each, Owner,

WEST BRONX—Apartment house direct from builder. 50x100, contains 3-3, 2-4 room apartments on floor; annual rental \$18,000; cash required \$20,000; terms, price right; principals. CHARLES B. VAN VALEN, INC., 110 William et. Beckman 6000, 2271 Loring place—Fireproof single family residence, 11 rooms, 2 baths, basement kitchen and dining room above ground; \$30,000.

Borough of Breaklyn-Sale or Rest,

wick 2576.

BAY RIDGE.—One family, with garage, 57th at., between 3d and 4th avs.; one block from subway station; now ready for occupancy; price \$11,000; cash \$2,000; tax exempt. T. P. FLANAGAN, 388 87th st. Telephone Shore Road 3827.

BUILDER must sacriffice two splendid corners, suitable any first class business; one on 3th av., other Gravesend and Church avs.; terms arranged. ADOLPH BERLIN, 44 Court st. Main 4853.

BRICK house, two story basement. 8 process.

for closing: price \$11,500. Tel. South 848.
Mrs. BELL.

CYPRESS HILLS—2 family brick, 11 rooms, 2 baths, 2 separate furnaces; floor vacant. Telephone 0596 Glemmore.

DERIGGIST corner, store vacant. 4 story brick, 6 family and 2 garages; \$27,500. 281 Reid av., corner McDonough st., B'Rlyn. FLATBUSH—\$1,250 cash; balance less than rent; new tax exempt semi-detached clastic stucce corner house, 6 large, beautiful rooms, tiled bath, glass enclosed porch; electric lights, parquet throughout; extra toflet; laundry in cellar; copper leaders and gutters, cemented driveway; 3 minutes to Brighton subway; price only \$0,250. JOSEPH N. NEBF, 1875 Ocean av., corner Avenue N. Midwood 1872, or \$49 Flatbush 1.v., near Linden av. Flatbush 1236.
FLATBUSH—2 family frame house, 11 rooms, 2 baths, 2 furnaces, 3 blocks from Nostrand av. subway: restricted residential section; house in first class condition, new roof screens throughout; price \$8,000 with \$3,000 cash. JOHN H. CLASON, 1731 Neetrand av., phone Flatbush 3035. Open Sunday.

FLATBUSH, \$14,500.

Bemi-bungalow. 7 rooms, bath, steam, electric, parquet wonderful condition; near Newfirk station. Brighton ulbway. BULK-LEY & HORTON OC., 1214 Flatbush av., Brooklyn.

FLATBUSH.—Home buyers, attention; All fax exempt; one family, \$6,750, \$8,000.

NICE 10 room house, electric light, heat, perquet floors, 2 lots, nice location; owner will accept \$6,000 cash first payment, balance on mortgage. Call to-day and inspect house.

O'HARA BROS. 200th st. and Webster av. ARTISTIC corner residence West Bronz, near N. Y. U. built of steel and stone, all modern improvements; if rooms and large attic; spacious porches, aurrounded by beautiful land-cape garden, 2 car garge; plot 150x150. Apply 1687 Macombs Road or tel. Tremont 822.

ATTENTION.

O'HARA BROS. 200th st. and Webster av. ATTENTION!

This plot, 100x100 feet, ripe for taxpayers; price \$25,000 in the contion; possession; price \$75,000; terms, \$3,000 down.

O'HARA BROS. 200th st. and Webster av. BEDFORD PARN. Decauter av. ATTENTION!

This plot, 100x100 feet, ripe for taxpayers; price \$25,000.

O'HARA BROS. 200th st. and Webster av. BEDFORD PARN. Decauter av. ACCEPTION For the contion, granted final section, 2 family, frame, datached, 17 rooms, a team heat, electric light; lot 20x 112.5; \$14,590; cash \$4,000. O'Invilie 345.

REAL ESTATE—OUT OF CITY.

particulars given.

K. DONOHUE, 437 5th av.

Murray Hill 4857. NEAR Kew Gardens, Richmond st., room house, immediate possession; 00: \$16,500, easy terms, Phone 2867

ONLY one hill corner left in fine location 8 minutes from station, one-half or on acre, \$4,000 or \$7,500; bargain; fine invest-ment. GRIFFITHS, Douglaston.

PLANDOME
ON MANHASSET BAY.
Finest building plot out doors, 180x
130, about 12 lots. Commands fine
view of Bay and Sound; only 300 feet
from the beach. Price \$3,300. Adjoining owners asking \$1,000 per lot. Private beach rights with the property.
Terms to suit.
WILLIAM J. MOCK,
25 East 40th St., New York.

PLANDOME HEIGHTS.
ON MANHARSET BAY.
Fine plot, 22,000 sq. ft., 11 lots;
price \$4,000. Water front rights with
the property; 5 minutes walk of station. Terms, \$1,500 cash, balance on villiam J. MOCK, 25 East 40th St., N. Y. ceal office phone 102 Manh

VALLEY STREAM, L. I.—6 room mode house, completely furnished, or unfurnishe 30 minutes from Penn. station. Apply 2 W. 34th st.

WILL sell reasonable, five cho divide; Queensboro, Flushing. LEY, Great Neck, Long Island.

ATTRACTIVE HOME IN GREENACE

sau st. Phone Beekman 4500.

FOR Sale—House, seven rooms, all in ments; abundance grapes; lot 50x200

Bungalow with large living room, open fire-place, dining room, two elseping rooms, breakfast nook, kitchen, bath and large at-tic; electricity, running water, permanent lake privileges; five minutes' walk of sta-tion; terms. SYLVESTER FROMOCK, 41 W. 34th st., New York city. Tel. Fitzroy 1576.

MT. VERNON. N. Y., Chester Hill section— Elegant home, 16 rooms, all improvements ground 100x111, adjoining Balley estate of 35 acres; asking price \$25,000, terms to suit; owner lives on premises. A. J. MOORE, 8 Eliwood av., phone Mt. Vernes 450-R.

OWNERS CONSTRUCTION CORPORATION builds, finances; provides home sites if desired. 25 W. 484. N. Y. Tel. Mur. Hill 0789.

PELHAM.

Modern stucce house, eight rooms, two baths, steam heat, sas, electricity; garags; garden; shades and screens throughout, including sun parior and porch; less than five minutes from station; in excellent locality.

GEORGE B. CORBA.

10 EAST FORTY-THIRD STREET.

SCARSDALE.—Owner must sell his \$20,006 home; situated on a good sized plot in residential section, within 4 minutes walk of station; nouse contains walk of station; house contains and in arranged rooms. Apply C-210, FISH 4 MARVIN, Soments, Apply C-210, FISH 4 MARVIN, Soments, Apply C-210, FISH 4 MARVIN, Soments, Apply C-210, FISH 2 MARVIN, Soments, Results of Condition; main room dos, 150 Marving Marvin

REAL ESTATE—OUT OF CITY.

Madison av., or phone Attorney, 412 anderbilt or 690 Larchmont. THITE PLAINS.—Two plots, 50x100, is beautiful section, seld reasonably: improves

FARMS WITH 2 BIG LAKES, CAMPS.
176 acres; 14 room Colonial residence, 2
hungalows: barns, woods, amooth fields;
hard shores; ideal for earnes; 100 miles
N. Y.; \$19,000, terms; might divide.
BATSON FARM AGENCY, 489 6th av.
HUDSON RIVER VILLAGE FARM.
City man offers his 55 acre farm, 5 minutes' walk to Saugerties; splendid, nuet
buildings; price \$6,000; a very rare bargain,
BATSOM FARM AGENCY, 489 6th av.

A lovely all year home in lower Berkshires; 125 acres, overlooking Mark Twain's; 16 rooms and bath; high elevation, besuitful woods and views; mile from station; \$2.500 cash, balance to suit. H. J. LOBB, West Reeding, Conn.

able. STEVE TARAIUS, Bast River, Conn. Telephone Madison Exchange 39-18.

GREENWICH.—Quiet suburban home, furnished or otherwise, 34,300 a year; sale, 576,000; gardens, garage; 15 rooms, 4 baths. H. HAMLIN, Greenwich, Conn.

NEW CANAAN—I specialize in this section; unusual properties immediately available; 8 to 10 acres; modernised houses, fine outbuildings; photosis missed to 50 acres; modernised houses, fine outbuildings; main autebuildings; photosis missed constitution of the properties of the control of the

Estate desires quick sale and can give im-nediate possession of 11 room house, corner siot. 80x100: fully developed section: hip-location; fine surroundings; near depot and rolley; house very well built; every improve-nent; hot water heat; fireplace, two baths, args verands; worth \$15,000; reasonable offer considered; photo and detail on appli-sation.

ald, Fulton at.

ACREAGE or fully improved plots for your
home; hills northern New Jersey, 42 minutes; moderate price, easiest terms; buy
how. ASAHEL CHAPIN, 52 Broadway.

ASTONISHING bungalow bargain: & acre
land; fruit, garage, chicken coops; price
pulse; 55,000; terms to suit; must sell quick
NIGHOLOGOM (at Sac), Lynduesel, N. 4.

REAL ESTATE—OUT OF CITY.

BARGAIN.

East Orange, N. J., two family house, comm, all improvements, first class cotion; price \$13,000; handy to stores, troud depots. Inquire 41 Hamilton st., hone Bryant 8819.

BRICK FACTORY at WESTFIELD.

Modern: 14 story, 5 years old; full;
quipped; 6,000 square feet, on main count;
vad; R. R. siding may be had; \$200 pononth.

M. W. BOYLE & SON, Eliza
with, N. J. W.

parquet floors, firemacs, siert distan-sam heat; easy commutation distan-rented houses; low price to close esta 763 Herald, 280 Bway. To come mortgage can remain; has 7 larg rooms, filed bath, splendid living room, with a first control fireplace, steam heat, parquet floors tunning water, electric light, every conventence; beautifully situated on a fine plot, 100 x154 ft.; fins garden space; close to pretty it lake stocked with fish; select, congenial neighbors; good markets, schools and churches hear by; elevation nearly 1,000 ft.; this is a chance of a lifetime to obtain a year round home at a fraction of real worth; could not be duplicated for less than \$13,000; ideal commuting to New York City. Address VILLA, Pest Office Box 1107. Hall Station, New York City.

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EUGENE V. WELSH, Morristown, N. J.

FARMIOUNT HOMES

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FAIRMOUNT HOMES,
HAOKENBACK, N. J.

\$1,000 cash gives you title (title guaranteed) to new six room house, all improvements, hardwood floors, lot 40x rent, takes care of carrying charges and pays off second mortgage, price \$7.500; two blocks from station; best schools, frequent train service via the New Jersey and New York R. R. (Eric station); 25 minutes from Rudson tubes. Do not buy until you have seen these complete homes.

If we do not have what you want we will build it for you; excellent locations on our property are available for desirable homes of every class.

THE FAIRMOUNT CORPORATION.

Tel. 2432M, 583 Main st., Hackensack, N.J.

103 acres tilled smooth good heavy loam oll; buildings good as new; \$7,000; fine lo-ation on State road; two miles from Jersey lentral station; 45 miles out. No agents, toom 804, 50 Wall st.

In beautiful country of New Jersey; all sizes, all prices. Bargains in country homes, business properties and iots. Call and see J. 87AJ, 206 Talmage av., Bound Brook, N. J.

FARM land bargain; \$15 cash, \$15 monthly buys 24 acres of farm land; full price \$480; only \$20 cach. DAVIDOFF, 12 John st., Manhattan. Broadway; phone Madison Sq. 4395.

GRANTWOOD, N. J.—For sale or lease fine house, 7 rooms, bath; corner property garage, telephone, electric light, hot water heat; good commuting; high elevation; large sleeping porch. Price \$12,000; rent \$122 month. 386 Nelson, corner Glenn av. Phone Cliffeide \$60.

fort; 30 minutes out; well constructed, modern; 7 rooms, bath, artistically decorated, beamed ceilings, parquet floors, hardwood trim, every convenience, steam, gas, electricity, ranges; atricity residential; bargain to quick buyer. RIEHL, owner, 2 Columbus Circle, New York.

HILLSDALE house, 7 rooms, tile bath, steam heat, gas, electricity; large attic; concrete cellar; good location; convenient to station; price \$5.00; \$1.500 cash, balance on easy terms. Mrs. A. J. HIGGINS, Hillsdale, N. J. Phone Westwood \$2.

\$13,000—New Colonial, 4 bedrooms, sun and sieeping porches, dandy location, convenient. Easy terms.

\$20,000—Owner going abroad must sell ideal, well built mountainade home; 4 bedrooms, 2 baths on 2d; 2 and bath on third. 70 fest glass enclosed porch; aleeping porch. oak floors throughout, even 3d floor, 2 car garage. A home in every sense of the word.

Selling is very active with us, as our prices are RIGHT. WE KNOW the war is over. Inspect these properties and make your offer. 15 years selling and making FRIENDS.

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\$5,000 and less. Many bargains. Send for pictures. SLOCUM FARM AGENCY, 141 B'way.

FLAINFIELD—Five room house, bath, steam heat, garage, \$3,900; terms; good neighborhood. HOVER, 12B Broadway, N. T.

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\$15,500—Immediate possession, new Dutch Colonial, three bedrooms, living room, sun porch; fireside; lot 60 front; very easy terms.

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